



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment Public Hearing Notice

June 23, 2015

7:30pm @ Community Development Department

Lot 11-A-1415, Case# 15-2015

Applicant/Owner Michael Boutin & Stefanie Snow (Boutin)

Location – 7 Pilgrim Road

Zone – Rural District

Variance from the following sections of the Zoning Ordinance is requested to allow the addition of a garage, mud room and wood shop.

Section 406.2 to allow an increase in the volume and foot print of the structure.

Section 702, App. A-1 to allow the new addition to be 17' 6" from the side lot line, where 30 ft. is required

Lot 11-A-410, Case # 16-2015

Applicant – Joseph Maynard

Owner – Christopher LaFrance

Location - # Haverhill Road

Zone – Rural District

Variance from the following sections of the Zoning Ordinance is requested to build a dwelling.

Section 601.3 to erect a building which is not a permitted use in the WWPD.

Section 601.4.6 to allow a waste disposal system which is not a permitted use in the WWPD.

Section 601.4.8.1 to erect a building which is not permitted in the WWPD.

Section 601.4.8.4.1 to allow WWPD boundary markers to not be installed.

Section 702, App. A-1 to allow the house to be 27 ft. from the side lot line where 30 ft. is required and to allow a house to be built on a lot with no frontage on a town street.

Lot 11-A-350, Case # 17-2015

Applicant – Joseph Maynard

Owner – Alonzo Farms, LLC

Location- 14 Haverhill Road

Zone – Limited Industrial District

Variance from the following sections of the Zoning Ordinance is requested to allow construction of town house condominiums which is not a permitted use.

Section 606.1

Lot 16-Q-211 & 16-Q-211B, Case # 18-2015

Applicant – Joseph Maynard

Owner – David & Anita Robitaille & Richard & Virginia Viau

Location – 16 & 18 Viau Road

Zone – Residential A

Variance from the following section of the Zoning Ordinance is requested to allow a lot line adjustment.

Section 702.App. A-1

Lot 11-A-860, Case # 19-2015

Applicant – Joseph Maynard

Owner –James & Patricia Flynn

Location – 35 North Lowell Road

Zone – Residential B & Wetland Watershed Protection District

Variance from the following sections of the Zoning Ordinance is requested to construct an addition.

Section 406.2 to allow an increase in volume & footprint.

Section 601.3 to allow the continued & expanded use in the WWPD which is not allowed

Section 601.4.6 to allow the existing septic system to remain in the WWPD which is not allowed.

Section 601.4.8 to allow the addition to the building without a special permit from the Planning Board

Section 601.4.8.4 to not require WWPD markers.

Lot 22-L-73, Case # 20-2015

Applicant – Joseph Maynard

Owner – Chowdry Family Trust

Location – 35 West Shore Road

Zone – Residence A & Cobbetts Pond & Canobie Lake Watershed Protection District.

Variance is requested from the following sections of the Zoning Ordinance to allow the construction of a dwelling.

Section 702, App. A-1 to allow frontage of 49 ft. where 175 ft. is required, lot area of 4,516 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 8 ft. where 30 ft. is required, rear (lake) setback of 35 ft. where 50 ft. is required and front setback of 15 ft. where 50 ft. is required.

Lot 17-J-104, Case # 21-2015

Applicant – Josepha Maynard

Owner-Roberts Family Trust

Location -15 Rocky Ridge Road

Zone – Residence A & Cobbetts Pond & Canobie Lake Watershed Protection District.

Variance is requested from the following sections of the Zoning Ordinance to allow construction of a dwelling.

Section 702, App. A-1 to allow frontage of 50 ft. where 175 ft. is required, lot area of 6,856 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 9 ft. where 30 ft. is required, rear (lake) setback of 12 ft. where 50 ft. is required and front setback of 26 ft. where 50 ft. is required.

Lot 17-I-111C, Case # 22-2015

Applicant – Joseph Maynard

Owner – David & Linda Latta

Location – 23 Walkey Road

Zone - Residential A & Cobbetts Pond & Canobie Lake Watershed Protection(CPCLWP) & Wetland & Watershed Protection District (WWPD).

Variance is requested from the following section of the Zoning Ordinance to allow construction of a dwelling.

Section 601.3 to allow a dwelling to be constructed in the WWPD.

Section 601.4.6 to allow a septic system to be 50 ft. from the WWPD where 100 ft. is required.

Section 601.4.8 to allow the construction of the dwelling without a special permit from the Planning Board.

Section 601.4.8.4 to not require WWPD markers

Section 616.6.4.1 to allow a driveway within the 75 ft. buffer.

Section 616.8 to allow some of the 100 ft. buffer to be disturbed.

Section 616.9 to the septic system to be 50 ft. from hydric-B soil where 75 ft. is required.

Section 702, App. A-1 to allow frontage of 70 ft. where 175 ft. is required, lot area of 4,650 sq. ft. where 50,000 sq. ft. is required, to allow side setback of 9 ft. where 30 ft. is required,) and front setback of 26 ft. where 50 ft. is required.

Lot 17-I-111, Case # 23-2015

Applicant – Joseph Maynard

Owner – Branden & Cheryl Tsetsilas

Location – 31 Walkey Road

Zone – Residential A & Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWP) District.

Variance from the following sections of the Zoning Ordinance is requested to build a dwelling.

Section 702, App. A-1 to allow frontage of 0 ft. (private road) where 175 ft. is required, lot area of 17,400 sq. ft. where 50,000 sq. ft. is required, rear setback (lake) 14 ft. where 50 ft. is required and front setback of 45 ft. where 50 ft. is required.